



Planning Division  
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April 28, 2021

Hamza Alfukaha  
Barmada LLC  
10220 W 26th Avenue  
Lakewood, CO 80215

**Re: Initial Submission Review: Bubbles Cafe – CONDITIONAL USES (2)**  
Application: DA-2266-00  
Case Number(s): 1978-6011-10; 1978-6011-11

Dear Mr. Alfukaha:

Thank you for your initial submission, which we started to process on April 5, 2021. We reviewed it and attached our comments along with this cover letter. After our initial review, we have determined that another submission is not required.

Your Planning Commission hearing has been scheduled for Wednesday, May 26, 2021.

Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org)

Sincerely,

Rachid Rabbaa  
Planner  
City of Aurora, Planning Department

cc: Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2266-00rev1.rtf



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

1. Please contact Ms. Shakhtur at the email below and address her concerns. Notify your case manager of the results of your meeting with Ms. Shakhtur as soon as possible.
2. Neighborhood Comments:
  - 2A. The required referrals were made to registered HOA's and abutting property owners. one comment was received:  
Hanna Shakhtur ( [hhamideh2020@gmail.com](mailto:hhamideh2020@gmail.com)) - We do not agree with the new Bubble Cafe being open in our neighborhood because we sleep early and go to school and work early, so we like to stay living in a quiet neighborhood.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

- 3.Fire /Life Safety** (Jon Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org))
  - 3A. No comments.